



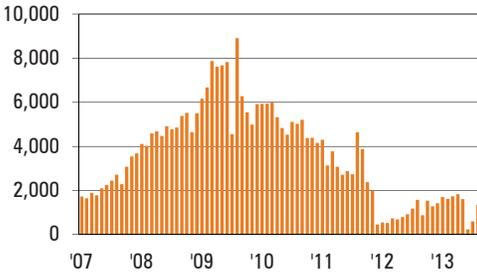
OCTOBER 2013

CITY OF LAS VEGAS MONTHLY RESIDENTIAL FORECLOSURE ANALYSIS

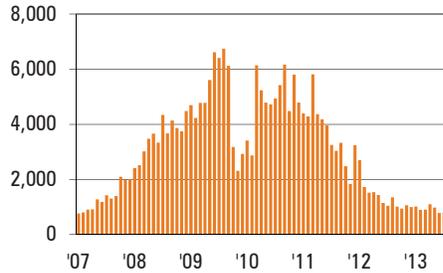
KEY TRENDS

- After reporting dramatic month-to-month declines in June of 2013, notices of default in the City of Las Vegas (the "City") began to climb in the past two months in advance of the October 1, 2013 effective date of the Homeowners' Bill of Rights (Senate Bill 321). In August, notices of default in the City more than doubled, rising to 386. Compared to a year ago, they remain down 16.1 percent.
- For the 12 months ending August 2013, Ward 6 reported the greatest rate of notices of default with 31 per 1,000 housing units. This was higher than the city-wide rate of 25 per 1,000 housing units.
- Trustee deeds (foreclosures) in the City fell to 147 in August, down 33.2 percent from July 2013. Each ward reported month-to-month declines in the number of foreclosures, except Ward 3, which witnessed an increase of 12.5 percent. For the 12 months ending August, the City reported a foreclosure rate of 11 per 1,000 housing units.

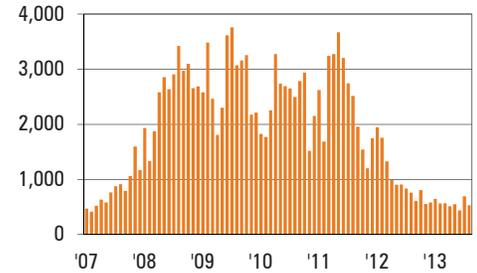
CLARK COUNTY
Notices of Default



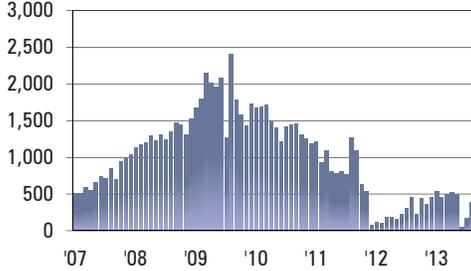
CLARK COUNTY
Notices of Trustee Sale



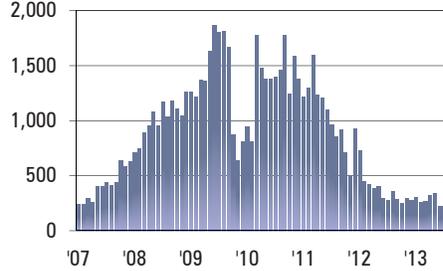
CLARK COUNTY
Trustee Deeds (Foreclosures)



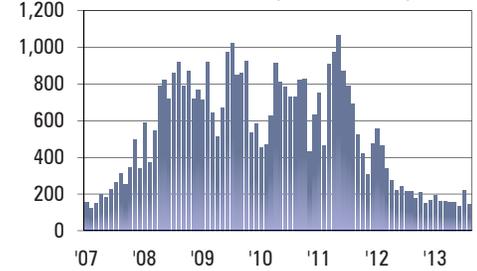
CITY OF LAS VEGAS
Notices of Default



CITY OF LAS VEGAS
Notices of Trustee Sale



CITY OF LAS VEGAS
Trustee Deeds (Foreclosures)



SOUTHERN NEVADA FORECLOSURES	Housing Units ¹	Notices of Default ²			Notices of Trustee Sale ³			Trustee Deeds (Foreclosures) ⁴		
		Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units	Current Month	Trailing 12 Months	Rate Per 1,000 Units
City of Las Vegas - Ward 1	23,934	50	569	24	42	470	20	23	286	12
City of Las Vegas - Ward 2	33,896	64	678	20	61	486	14	14	269	8
City of Las Vegas - Ward 3	21,757	48	476	22	48	357	16	27	221	10
City of Las Vegas - Ward 4	39,435	75	895	23	62	627	16	25	385	10
City of Las Vegas - Ward 5	23,445	50	620	26	53	493	21	21	279	12
City of Las Vegas - Ward 6	44,605	99	1,397	31	104	1,000	22	37	588	13
CITY OF LAS VEGAS TOTAL	187,072	386	4,635	25	370	3,433	18	147	2,028	11
Balance of Clark County	466,386	962	11,177	24	840	8,313	18	385	5,047	11
CLARK COUNTY TOTAL	653,458	1,348	15,812	24	1,210	11,746	18	532	7,075	11

[1] Number of Housing Units – The count of dwelling units, regardless of occupancy status; includes single family homes, townhomes, condominiums, plex units, and mobile homes (excludes apartments and timeshares), *Clark County Assessor and Clark County Comprehensive Planning*; [2] Foreclosure Notices of Default – The count of notices of default, breaches and lis pendens; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [3] Foreclosure Notice of Trustee Sale – The count of notices of trustee sale and notices of foreclosure sale; not all filings/notices result in foreclosure transactions, *Clark County Recorder and Applied Analysis*; [4] Trustee Deed (Foreclosure) Transactions – The count of homes that are sold in a trustee sale to a financial institution (e.g., lender or mortgage company); also known as a bank repossession, *Clark County Recorder, Clark County Assessor and Applied Analysis*.